

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**October 12, 2016**

The Lake Santee Property Owners Association Board of Directors met on October 12, 2016 in the Community Room. President Ron Day presided and called the meeting to order at 7:30 PM. Other Directors present were Angel Hocker, Stephanie Peetz, Vicki Wilson, Steve Gauck, Carol Goodwin, Polly Ann Fox and Mike Cutrufelli. Employees present were Joe Jarman (92), Jim Hornig (668) and Brad Jones. Members present were Charles and Terri Suiters (1416), Kathy Tarzwell (806), Dick Veach (1384), Claude and Shirley Livesay (530), Charles Winzenread (1092), Gary Davis (1), Debbie Evans (1510), Charm Seright (121), Chris Miller (776), and Scott Gibbs (352).

President Day called for a review of the minutes of the September 14, 2016 meeting. The minutes were approved on a motion by Carol Goodwin, seconded by Steve Gauck.

Stephanie Peetz gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

Stephanie then presented the following bills to the Board for approval:

Apparelmaster	\$	235.63	Lake Santee RWWD	\$	464.92
Best Way Disposal	\$	656.80	Laker Electric & Plumbing	\$	26.07
Cardinal Pest Control	\$	90.00	Mangs of Greensburg	\$	235.40
Cardmember Service	\$	327.60	Bernard Meyer	\$	3,886.17
Clarksburg VFD	\$	30.00	New Point Stone Co.	\$	655.17
Colonial Life	\$	159.50	Pitney Bowes/Purchase Pow	\$	670.74
Crossman Fire & Safety	\$	566.94	Premier Companies	\$	2,211.38
Decatur Co. REMC	\$	1,071.68	Stone's Napa	\$	46.61
Dec. Co. Treas. (Tax sale)	\$	1,605.16	Summit Microsystems	\$	150.00
Dec. Co. Treas. (Prop. tax)	\$	1,402.03	Chad Templeton	\$	3,150.00
ETC	\$	123.06	The Office Shop	\$	118.93
Frontier	\$	241.20	Tops Home Center	\$	37.44
Gillman Home Center	\$	268.30	Vinyl Solutions	\$	25.40
Brad Jones	\$	228.32	Watkins Cleaning Services	\$	250.00
Koors Heating & Cooling	\$	973.50			
Kramer Kreations	\$	121.36	<b>TOTAL</b>	<b>\$</b>	<b>20,029.31</b>

After presentation, the bills were approved for payment on a motion by Mike Cutrufelli, seconded by Polly Fox.

## **MEMBER INTRODUCTIONS AND COMMENTS**

Members were asked to introduce themselves and were given the opportunity to express comments.

Terri Suiters (1416) – Terri was there speaking for the Lake Santee Women’s Club. They will be holding a Merchandise Sale on November 19<sup>th</sup> from 10-2 in the Community Room. An additional request was made to allow them to sell tables to craft vendors for \$10. The amount of tables available would be limited.

President Day asked for a motion to approve the merchandise sale, motion made by Carol Goodwin, seconded by Vicki Wilson. The request for additional vendors was tabled due to the Board wanting more time to discuss and ensure there was not a rule against outside vendors. *For informational purposes: The Board held a quick meeting after the meeting had adjourned to discuss it further. At that time the Board felt due to past requests that were declined and the short notice given that it would be best to decline the request at this time. If the Women’s Club would like to pursue this request in the future the Board would like more notice to consider and is more than willing to work with the Women’s Club if the rules and regulations allow such requests.*

## **CORRESPONDENCE**

No correspondence was presented during the meeting.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Angel Hocker**

Angel discussed the concerns we have received in regards to loud music coming from boats and that after the Board discussed this issue they felt there was not a way to enforce such complaints at this time. If Security notices a safety hazard from these boats, such as not being able to hear a need from the individual skiing over the music they will stop and address it. A warning may be issued and a request made that they be more courteous to their neighbors. Rule 5.5 could be noted.

### **Recreation – Carol Goodwin**

Carol presented the upcoming recreation events.

October 29<sup>th</sup> 5:30-7:30 will be Trick or Treat and Trunk or Treat. If you wish to have trick or treaters at your home please remember to turn on your porch light. If you wish to participate in handing out candy for Trunk or Treat this will take place in the gravel area at the Main Beach parking lot. Bring your candy and join in the fun!

December 3<sup>rd</sup> 10:00-Noon will be Christmas with the Birds in the Community Room.

December 10<sup>th</sup> will be the Christmas lighting contest. There will be five categories again this year. Decorate away!

December 17<sup>th</sup> 8:00-11:00 Breakfast with Santa will be held in the Community Room. Santa will be arriving at 10am. We are in search of a Santa, if you or anyone you know would be interested please contact Carol.

Carol is looking for new ideas for 2017. If you have something you would like to see happen with Recreation please contact Carol as soon as possible with any request.

### **Lakes & Beaches – David Martin**

In Dave's absence Ron gave a quick report. Dave is looking at GIS mapping for dredging critical areas. We are looking at a start date in early March. The umbrella replacement has been completed for 2016. Thomas Docks is working on finding a material to go under the umbrellas to prevent the birds from nesting there. This will help keep our beach clean of bird droppings.

### **Membership – Vicki Wilson**

Vicki presented the following new members:

- Kenneth & Leslie Hayes                      Lot 819
- Claude & Shirley Livesay                      Lot 530
- Stanley & Melanie Johnson                      Lot 1541
- Michael Brebberman                      Lots 512, 513
- Rita Quick                      Lots 1656, 1657
- Matt & Heather Ruehl                      Lots 1578, 1579
- Thomas & Sue Goin                      Lot 1684

### **Community Room Committee – Vicki Wilson**

Vicki stated the regular monthly meetings were held in the community room.

### **Building Committee – Steve Gauck**

The following building permits were issued in September:

- Joe Pauley, Lot 549                      Deck
- Anthony Stevens, Lot 1317                      House
- Jennie Pearl Sorrells, Lot 94                      Replace Sea Wall
- Ken Hockersmith, Lot 330, 331                      Room Addition
- Penny Howard, Lot 1033                      4' Black Mesh Fence

### **Clean Up – Steve Gauck**

Steve stated the committee sent out three first letters, five second letters, and three third letters. There was one fine and seven properties placed on the watch list. One “Thank You” letter was sent.

### **Roads & Maintenance – Polly Fox**

Polly stated that the main parking lot near the restaurant was sealed and parking bumpers from the center of the lot were removed. Maintenance hopes to have the new shelter framed and roofed this fall. The maintenance team will also be working on rip rap on lake access lots this fall.

Polly stated there are three areas on Santee Drive in need of repairs and paving. An estimate to fix these areas is \$10,375. The funds are not available in the maintenance budget, as those funds have been spent. However, there were some funds still available since dust control was not applied this year. The areas needing attention are located at Santee Drive/Ontario, Santee/Mohave, and Santee/Cheyenne. Larger stone has been placed at Santee/Cheyenne in hopes this will solve a large portion of the problem. President Day asked for a motion to approve the road repairs, motion made by Carol Goodwin and seconded by Steve Gauck.

Charles Suiters (1416) mentioned that when we have had heavy rains the ditch at 1418 has been overflowing and causing water to sit on the roadway. Polly and Brad said they would have maintenance take a look at the problem.

### **Security – Mike Cutrufelli**

Mike started by thanking the security team for all of their time and hard work. Mike mentioned that the repairs made to the security boat are not holding and that we will be looking at replacing the boat. He is in the process of receiving bids. The security truck is working well after the repairs that were completed in September.

### **OLD BUSINESS**

Last month a write off was overlooked in the amount of \$527.10. This was due to a settlement on two bad debts and the finance fees were dropped. President Day requested a motion to accept the write off, motion made by Mike Cutrufelli and seconded by Angel Hocker.

The pilot group of new mailboxes was completed at the north end. The Office and Board members have received numerous compliments on the appearance of the new mailboxes. The members who have participated are being charged \$19.37, which includes the mailbox and the numbers for the box. Maintenance is doing the installation and the lake has purchased the lumber. This project will only be addressing the mailbox clusters at

this time. The neighbors located at Dru Cove have agreed to be next. This is not a requirement but will be highly encouraged. If you would like to see your cluster of mailboxes completed next please contact the office.

### **NEW BUSINESS**

Brad informed the Board he had received information on the employee group insurance renewal for 2017. The increase will be 7.2%, with no changes to the policy. The increase amounts to \$284.60 per month with 80% of that being covered by the POA. The increase will go in to effect on December 1<sup>st</sup>. President Day asked for a motion to accept the insurance rate increase, motion made by Polly Fox and seconded by Mike Cutrufelli.

The Lake will be lowered 5 feet again this year starting on October 14<sup>th</sup>. This should allow property owners a chance to complete dock and seawall repair.

The Board will be starting a Long Range Planning Committee to help with future needs/wants of the community. If you are interested in serving on this committee please contact Carol Goodwin or Polly Fox. They are looking to have the committee start in November.

The Board received a letter from Debbie Glenn in the office on her intent to retire in April 2017. Debbie has been employed by LSPOA for 22 years. She has been an asset to the Lake and will be greatly missed. Please feel free to stop in before April and tell Debbie thank you for her years of service. The Board and Lake Manager will be searching for her replacement. The position will be posted in early November to allow time for resumes to be reviewed. We are currently looking at a January start date to allow for a smooth transition.

Brad Jones has requested to attend a seminar that is being put on at the Greensburg Library by the Purdue Extension Office on grant writing. The seminar will be October 28<sup>th</sup> and November 18<sup>th</sup> with a cost of \$175. President Day asked for a motion to approve Brad attending the seminar, motion made by Carol Goodwin and seconded by Mike Cutrufelli.

The Board was approached by two separate lake members wishing to purchase lots owned by the Association, lots 785 and 1529. The Board has come to the agreement that shaded properties, commonly known as green space on the map and owned by the association, are not for sale. The Board will not split or sell these properties. The Board feels it is crucial to the lake to keep common properties available for the use of all members. The cost to maintain these properties is relatively low.

**MANAGER'S REPORT**

Brad stated that a total of \$1,686.00 was collected in bad debt. Brad mentioned that two properties were picked up at tax sale in September for \$1605.16. The lot picked up at tax sale last year will be going on the market in the next month or so.

The recycle center just finished heavy trash and collected \$467.75, we do not know what the cost of the dumpster is yet.

As always, check out the website and Facebook page for updates.

There being no further business, Mike Cutrufelli moved to adjourn, seconded by Carol Goodwin, motion carried. The next regular meeting will be held on November 9, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Stephanie Peetz, Secretary